

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, NOVEMBER 28, 2022 - 5:30 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS WILL HOLD A SPECIAL MEETING AT **5:30 P.M. ON MONDAY, NOVEMBER 28, 2022 AT CITY COUNCIL CHAMBERS LOCATED AT 803 WEST HOLLAND AVENUE AND VIA ZOOM** FOR THE PURPOSE OF CONSIDERING THE ATTACHED AGENDA. THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETINGS ACT. ACTION ITEMS APPROVED AT THIS MEETING WILL BE CONSIDERED BY THE CITY COUNCIL FOR FINAL ACTION.

AGENDA

1. Call to Order.

2. Public Comments.

3. Public Hearings – None.

4. Signing of Statement of Officer by Commissioners.

5. Swearing in of Members of the Planning and Zoning Commission.

6. Approval of minutes of previous Board Meeting –

- a) October 24, 2022, Regular Meeting Minutes.

7. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.
- b) Discuss Ordinance 2022-10-03 and the official Boards, Commissions, and Committees Handbook.
- c) Discuss Resolution 2022-11-02, a City Council resolution tasking the Planning and Zoning Commission with key objectives for Fiscal Year 2022-2023.
- d) Discuss the Planning & Zoning Commissioners Handbook and any proposed amendments.
- e) Discuss the 2016 Alpine Vision Plan.
- f) Discuss the creation of a Historic District and the current Historic Overlay.
- g) Continuation of the discussion on the Coin-Operated Machine ordinance.
- h) Discuss the historical documents provided by Commissioner Branch, including:
 - I. Central Business District Map - 1966
 - II. Master Plan Building Condition Survey
 - III. Recommended Zoning Map - 1966
 - IV. Alpine Central Business District Code
 - V. City of Alpine 1991 Land Use

8. Action Items –

- a) Approve making a recommendation to the City Council to establish an ordinance that implements a requirement that letters be sent to surrounding property owners regarding proposed annexations.

9. Board Member Comments.

10. Adjourn.

CERTIFICATION

I, Megan Antrim, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on NOVEMBER 21, 2022, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Office of the City Secretary at (432) 837-3301, option 1, or email city.secretary@ci.alpine.tx.us for further information.


Megan Antrim, City Manager

ATTACHMENT OVERVIEW

Attachments are italicized in red.

1. Call to Order.
2. Public Comments.
3. Public Hearings – None.
4. Signing of Statement of Officer by Commissioners.
5. Swearing in of Members of the Planning and Zoning Commission.
6. Approval of minutes of previous Board Meeting –
 - a) October 24, 2022, Regular Meeting Minutes.*
7. Discussion Items –
 - a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.
 - b) Discuss Ordinance 2022-10-03 and the official Boards, Commissions, and Committees Handbook.*
 - c) Discuss Resolution 2022-11-02, a City Council resolution tasking the Planning and Zoning Commission with key objectives for Fiscal Year 2022-2023.*
 - d) Discuss the Planning & Zoning Commissioners Handbook and any proposed amendments.
 - e) Discuss the 2016 Alpine Vision Plan.
 - f) Discuss the creation of a Historic District and the current Historic Overlay.*
 - g) Continuation of the discussion on the Coin-Operated Machine ordinance.
 - h) Discuss the historical documents provided by Commissioner Branch, including:*
 - I. Central Business District Map - 1966*
 - II. Master Plan Building Condition Survey*
 - III. Recommended Zoning Map - 1966*
 - IV. Alpine Central Business District Code*
 - V. City of Alpine 1991 Land Use*
8. Action Items –
 - a) Approve making a recommendation to the City Council to establish an ordinance that implements a requirement that letters be sent to surrounding property owners regarding proposed annexations.*
9. Board Member Comments.
10. Adjourn.

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, OCTOBER 24, 2022 - 5:30 P.M.
MINUTES**

- 1. Call to Order** –Amit Rangra, Chair of the Planning & Zoning Commission, called the meeting to order at 5:37 P.M. The meeting was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

Commissioners Physical Present:

Amit Rangra, Chair of the Commission
Lucy Escovedo, Commissioner
Wendy Little, Commissioner
Eileen Rouke, Commissioner
Abbey Branch, Commissioner

City Staff Present:

Geoffrey R. Calderon, City Secretary
Andrew Devaney, Director of Building Services
Jessica Boorse, Permit Technician

City Staff Present via Zoom:

Megan Antrim, City Manager

Commissioners Not Present:

Michael Eason, Commissioner

2. Public Comments –

Judy Stokes, Ward 1, commented on Council Member attendance at Board, Commission, and Committee meetings.

3. Public Hearings – None.

4. Approval of minutes of previous Board Meeting –

- a) September 26, 2022 Regular Meeting Minutes.

On a motion by Commissioner Rouke and seconded by Commissioner Branch to accept the minutes as is, the Planning & Zoning Commission unanimously voted to adopt the motion.

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.
- b) Discuss the Planning & Zoning Commissioners Handbook.
- c) Discuss implementing a requirement for letters to be sent to surrounding property owners for prospective annexations.
- d) Discuss the possibility of a Historic District.
- e) Continuation of the discussion on the Coin-Operated Machine ordinance.

6. Action Items – None.

7. Board Member Comments.

8. Adjourn (6:48 P.M.)

APPROVED:

Amit Rangra, Chair of the Planning & Zoning Commission

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on October 20, 2022, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Office of the City Secretary at (432) 837-3301, option 1, or email city.secretary@ci.alpine.tx.us for further information.

Geoffrey R. Calderon, City Secretary

ORDINANCE 2022-10-03 BOARDS, COMMISSIONS, AND COMMITTEES: AN OVERVIEW

ABSTRACT:

The Office of the City Secretary has prepared an overview of Ordinance 2022-10-03 for informational purposes for each board member. Ordinance 2022-10-03 regarding Boards, Commissions, and Committees was passed on November 1, 2022. Subsequently, the City Council approved the official Boards, Commissions, and Committees Handbook on Tuesday, November 15, 2022. One printed copy of the handbook will be available to members by request to city.secretary@ci.alpine.tx.us.

HIGHLIGHTS:

- Essentially, Ordinance 2022-10-03 implemented processes, procedures, and requirements for all Boards, Commissions, and Committees (hereinafter referred to as “Board(s)”) to adhere to.
- The ordinance has implemented more structure to board meetings by implementing Rules of Procedure and Rules of Decorum. This structure is set by ordinance, so it is critical that we look to the newly established rules for guidance and procedures.
- The City Council will provide annual directives to each board at the beginning of the fiscal year. The Council recently passed the following resolutions to task boards with key 2023 objectives:
 - Resolution 2022-11-01 tasking the Animal Advisory Board with key objectives.
 - Resolution 2022-11-02 tasking the Planning and Zoning Commission with key objectives.
 - Resolution 2022-11-03 tasking the Parks and Recreation Board with key objectives.
- Each board will be required to present to the City Council at least quarterly. This is typically done by the Chair or another board member.
- No Board will have the authority to delegate or administer projects without the explicit authorization of the City Council.
- Board members may be removed by the City Council member who appointed them or by a majority vote of the City Council.
- City employees may not serve on a Board unless explicitly approved by ordinance. Board members who begin employment with the City must resign upon accepting the position.
- City Boards must adhere to the Texas Open Meetings Act. These requirements are the same requirements that the City Council must follow for Council meetings, including:
 - Posting of notice at least 72 hours in advance.

- Meetings must be recorded.
- A quorum of 4 members must be present in order to transact business.
- Members attending virtually will need to have their cameras turned on in order to participate in the meeting.
- The ordinance has clearly established the following:
 - ***Types of Meetings and conditions for the meetings to be held:*** Types of meetings include Regular Meetings, Workshop Meetings, Special Meetings, or Town Hall Meetings.
 - ***Roles of officers of the Board and their duties:*** The Board Chair is now selected by a majority vote of the Board Members. The Board may also now opt to select a Vice-Chair by a majority vote of the Board members.
 - ***Rules of Procedure:*** The Rules of Procedure that have been established provide guidelines for the order of business that the board will consider at each meeting, voting, deliberations, types of motions, making amendments, and other procedural matters.
 - ***Procedures to add items to agendas are as follows:***
 - By written request, the Chair, the City Manager, the City Secretary, or any member of the board may place an item on a board agenda.
 - All items should originate as an information or discussion item and then may be presented as an action item at subsequent meetings after a thoughtful discussion has occurred.
 - Agenda requests and backup documentation shall be filed with the Chair by 5:00pm, 7 days prior to a meeting.
 - Agenda requests and backup documentation shall be filed by the Chair to the City Secretary by 5:00pm, 6 days prior to a meeting.
 - ***Rules of Attendance:*** Board members must make a reasonable effort to notify the Board Chair or the City Secretary if they will be absent from a meeting. Board members who miss three consecutive meetings or 1/3 of all meetings in a year shall be deemed to have resigned.
 - ***Rules of Decorum:*** The Rules of Decorum provide guidance on the following matters:
 - The rules that Board Members and Attendees must abide by during a meeting.
 - Behavior that is acceptable or unacceptable during a meeting.
 - Procedural steps for the audience to follow in order to participate in a meeting.

- ***Term Limits:*** The new term limits established by the ordinance provide that a Board Member may serve three consecutive, two-year terms. Once the term limit has been reached, the Board Member must conclude their service to the Board for a period of two years before being eligible to occupy a position on the Board again.
- ***Training:*** Each Board Member will need to take the Texas Open Meetings Act Training and the Public Information Act training available for free online from the Office of the Texas Attorney General.
- ***Conflict of Interest and Disclosure:*** Each Member must sign an acknowledgment form indicating that they understand their responsibilities regarding Conflict of Interest and Disclosure.
- **Other Changes:** The other changes established by the ordinance are to streamline and better solidify requirements based on an individual Board basis. An example of this type of change is combining the Parks and Recreation Board with the Beautification and Environmental Board. Another example is that the Building and Standards Commission no longer have alternate positions, but have at-large positions with full voting privileges now.

QUESTIONS?

Please do not hesitate to contact the Office of the City Secretary at (432) 837-3301, option 1, or by email to city.secretary@ci.alpine.tx.us.

STATE OF TEXAS

CITY OF ALPINE

COUNTY OF BREWSTER

RESOLUTION 2022-11-02**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS APPROVING A DIRECTIVE TASKING THE PLANNING AND ZONING COMMISSION WITH KEY CITY OBJECTIVES FOR THE FISCAL YEAR 2022-2023.**

WHEREAS, the general purpose of the Planning and Zoning Commission is to carry out matters of planning and zoning within the City as prescribed in Chapter 211 of the Local Government Code; and

WHEREAS, the Planning and Zoning Commission is a critical part of obtaining citizen views, and the City Council benefits from the views, plans, and recommendations derived from the Commission; and

WHEREAS, the City Council recognizes that key items related to the planning and zoning affairs of the City must be addressed, and shall annually task the Planning and Zoning Commission with objectives on which the City Council desires to be advised.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION I. The City Council hereby tasks the Planning and Zoning Commission with the following Fiscal Year 2023 objectives:

- I. **Ordinance Review** – The current ordinances should be reviewed, amended, and updated to conform with State Law and Planning and Zoning best practices. The Board is tasked with reviewing the ordinances and recommending changes that benefit the City.

Deadline: Ongoing

- II. **Zoning Map** – The Commission shall investigate all zoning changes since 2013 and record changes that have occurred in an effort to update the Zoning Map. The Commission should then provide the data to the City so that the City may cause the Map to be updated internally or by a third party.

Deadline: September 2023

- III. **Comprehensive Zoning Plan** – The Commission shall study, investigate, and recommend a Comprehensive Zoning Plan for the City. The Comprehensive Zoning Plan shall provide updated zones throughout the City that will assist the community in anticipating infrastructure needs and increase the efficiency of development by coordinating improvements and directing growth. The Comprehensive plan will provide for development in an orderly manner, weighing and balancing competing private interests in land use.

Deadline: September 2023

- IV. **Historic District** – The Commission shall investigate the possibility of the implementation of a historic district and/or a historic overlay. The Commission shall take steps to determine how to best preserve the History of Alpine and to memorialize a set of standards that will enshrine the character of Alpine's history through zoning standards.

Deadline: September 2023

- V. **Control Growth of stores deemed detrimental to small economies** – Work with cities which have developed ordinances to control the growth of stores or chains which have been widely accepted to cause damage to small local economies.

Deadline: September 2023

- VI. **In-Person Visits** – Commissioners should consider making in-person visits to sites that are considered for new or different zoning to include current and future development. The Board shall develop policies and report on the impact that the potential zoning changes would have on the areas being considered for changes in zoning.

Deadline: Ongoing

- VII. **Reporting** – Present updates on the Commission's activity each quarter and work with City Staff to determine the best time to make the quarterly presentations.

Deadline: Ongoing

SECTION II. This resolution is effective immediately upon its passage.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL ON THIS THE 1st DAY OF NOVEMBER 2022 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

APPROVED:


Catherine Eaves, Mayor

ATTEST:


Geoffrey R. Calderon, City Secretary



Zimmer

ALPINE HISTORIC DISTRICT

A Historic Study was initiated in November, 2003. "A Historic Resources Survey of South Alpine". Approximately 270 structures were evaluated on a 50 block area. Significance centered on adobe construction over 50 years old. 51 properties were reported to be of interest either for their historical or architectural value. *who?*

In 2008, a business workgroup listed the development of a Historic District as one of their five long term objectives.

An examination of a Historic District zoning overlay was initiated on March 15, 2010, because of concern of modular and manufactured home introduction into the R-1 zone. Specifically because of the placement of a modular home on the corner of Phillips St. and Lockhart St., and the request to place a double-wide manufactured home at the corner of E. Nations St. and Cockrell St.. The Planning and Zoning Commission set initial parameters in the hope of excluding both types of housing.

Boundaries were set in a December, 2010 P & Z meeting.

Ordinance 2011-01-01 was signed on February 13, 2011 by Mayor Jerry Johnson, City Secretary Molly Taylor, and City Attorney Rod Ponton. (See map).

Problems associated with the overlay were:

- A. The District was poorly fought out.
- B. It was too large.
- C. Stated that the West boundary would be Neville Hayes Street.
- D. The criteria applied was deemed unenforceable by the Code Enforcement Officer (after consultation with the City Attorney) after two house trailers were placed on one lot and occupied before being approved by the placement Official of the State of Texas. These trailers were placed in an area zoned R-4 in the Historic District.

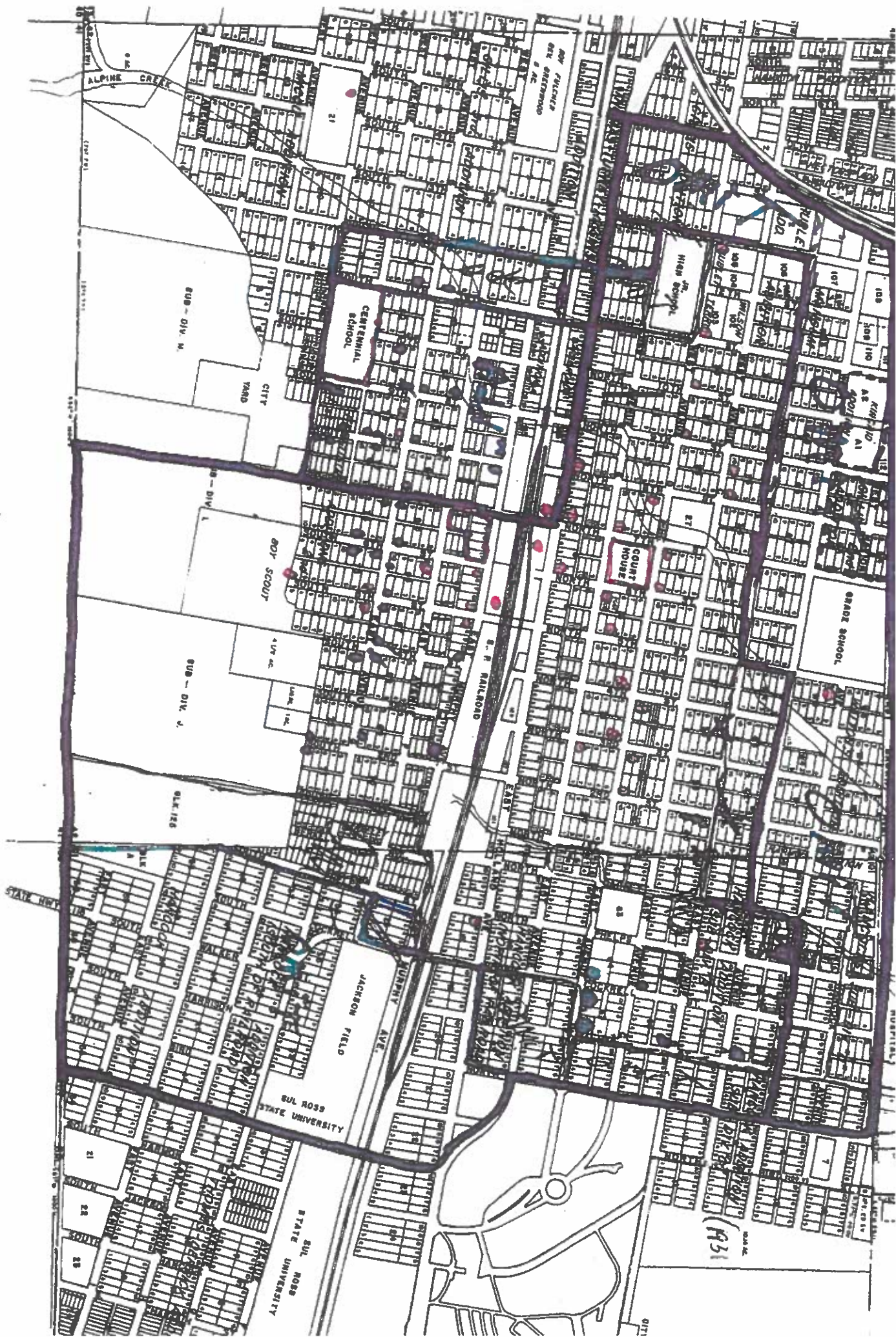
Thus, the decision of the Planning and Zoning Commission to re-visit the Historic District. Initial work involved re-visiting the boundaries, locating Historic structures and looking at criteria which would be enforceable.

The P & Z Commission was re-directed to re-visit and upgrade the P & Z Ordinances by the City Council.

The Ordinances are being updated, thus the re-visiting of the Historic District, as it is still on the books, but is not being enforced. The original map overlay has been changed to omit some of the SE portion.

Tasks: A. Agree on a map of the Historic District
B. Develop Criteria

Committee: Carl Fleming, Chairman
Lucy Escobedo Member
Glen Ramsdale, Member
Davis Keller, Center for Big Bend Studies, Advisor
Dr. Kip Sullivan, Historic Alpine Group, Advisor
Pete Peterson, Texas Historic Commission, Would like to be kept informed.



ORDINANCE # 2011-01-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE. ARTICLE II OF THE ZONING MAP TO INCLUDE A HISTORICAL OVERLAY DESIGNATION ON CERTAIN AREAS OF TOWN AND PROVIDING CRITERIA FOR THE DESIGNATION AND DESIGNATING THE PLANNING AND ZONING COMMISSION AS AN ADVISORY BOARD TO REVIEW THE CRITERIA.

WHEREAS, the City Council of the City of Alpine has determined that a "Historical District" be created to preserve the integrity of the homes and businesses that are landmarks and enhance the city's culture, and

WHEREAS, the creation of the district will enhance, will protect the historic landmarks, will safeguard the city's historic and cultural heritage, will stabilize and improve property values, will foster civic pride and beauty, and will protect and enhance the city's attractions to tourists and visitors to our community, and

WHEREAS, the Planning and Zoning Commission has studied and reviewed standards for the administration of the "Historic Overlay District" for the enhancement and protection of the district for preservation of its landmarks.

NOW, THEREFORE, BE ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT THE FOLLOWING DISTRICT, CRITERIA, AND ADVISORY BOARD BE ADOPTED:

- 1. THAT AN OVERLAY DISTRICT BE ESTABLISHED THAT WOULD INCLUDE THE AREA WEST OF LOOP ROAD (STATE HWY 223) THAT BEING THE EAST BOUNDARY, THE AREA SOUTH OF BROWN STREET THAT BEING THE NORTH BOUNDARY, THE AREA EAST OF SOUTH ORIENT RAILROAD RIGHT-OF-WAY THAT BEING THE WEST BOUNDARY AND SUL ROSS AVENUE BEING THE SOUTH BOUNDARY. THE AREA SOUTH OF SUL ROSS AVENUE THAT BEING THE NORTH BOUNDARY OF THE COMMERCIAL AREA, THE AREA EAST OF 15TH STREET BEING THE WEST BOUNDARY ON THE COMMERCIAL AND RESIDENTIAL AREA ALONG AVENUE E AND HOLLAND AND THEN THE AREA EAST OF 7TH STREET THAT BEING THE WEST BOUNDARY ON THE SOUTH COMMERCIAL AREA UP TO "A" MOUNTAIN, THE AREA NORTH OF "A" MOUNTAIN WOULD BE THE SOUTH BOUNDARY AND THE WEST BOUNDARY WOULD BE NEVILLE HAYNES STREET AND CONNECTING TO THE LOOP ROAD.**
- 2. THAT AN ADVISORY BOARD (PLANNING AND ZONING COMMISSION) BE APPOINTED TO REVIEW PLANS, SPECIFICATIONS, AND CRITERIA TO MEET HISTORICAL PRESERVATION STANDARDS.**
- 3. THAT THE FOLLOWING CRITERIA BE ADOPTED:**

(A) BUILDINGS MUST BE BUILT ON SITE AND A SOLID FOUNDATION OR APPROVED BUILDING FOUNDATION AS SET BY THE ADVISORY BOARD.

(B) BUILDING MUST HAVE AN OUTSIDE AESTHETIC COVER THAT IS COMPATIBLE TO THE BUILDINGS WITHIN THE HISTORICAL DISTRICT; EXAMPLES ARE ADOBE, STUCCO, ROCK, WOOD AND BRICK.

(C) METAL BUILDINGS MUST HAVE AN EXTERIOR FINISH THAT IS COMPATIBLE TO THE HISTORICAL BUILDINGS WITHIN THE HISTORICAL DISTRICT.

(D) INDUSTRIALIZED HOMES IN RESIDENTIAL ZONING DISTRICT SHALL MEET ALL THE REQUIREMENTS OF THE DISTRICT IN WHICH THE INDUSTRIALIZED HOME IS LOCATED.

(E) HAVE A VALUE EQUAL TO OR GREATER THAN THE MEDIAN TAXABLE VALUE FOR EACH SINGLE-FAMILY DWELLING LOCATED WITHIN FIVE HUNDRED FEET (500') OF THE LOT ON WHICH THE INDUSTRIALIZED HOUSING IS PROPOSED TO BE LOCATED AS DETERMINED BY THE MOST RECENT CERTIFIED TAX APPRAISAL FOR BREWSTER COUNTY.

(F) HAVE EXTERIOR SIDING, ROOFING PITCH, FOUNDATION FASCIA, AND FENESTRATION COMPATIBLE WITH ANY SINGLE-FAMILY DWELLING LOCATED WITHIN FIVE HUNDRED FEET (500') OF THE LOT ON WHICH THE INDUSTRIALIZED HOUSING IS PROPOSED TO BE LOCATED.

(G) COMPLY WITH AESTHETIC STANDARDS, BUILDING SETBACKS, SIDE AND REAR YARD OFFSETS, SUBDIVISION STANDARDS, ARCHITECTURAL LANDSCAPING, SQUARE FOOTAGE, AND OTHER SITE REQUIREMENTS APPLICABLE TO SINGLE-FAMILY DWELLINGS IN THE ZONING DISTRICT IN WHICH THE INDUSTRIALIZED HOME IS LOCATED.

(H) BE SECURELY AFFIXED TO A PERMANENT FOUNDATION.

4. ALL SIGNS AND BILLBOARDS WITHIN THE HISTORICAL DISTRICT MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION BEFORE A BUILDING PERMIT IS ISSUED. THE BUILDING OFFICIAL WILL PREPARE THE DOCUMENTATION AND PRESENT IT TO THE COMMISSION. HE SHALL BRING THE DRAWINGS AND SPECS OF EACH INDIVIDUAL SIGN OR BILLBOARD.

PASSED BY A TWO THIRDS MAJORITY OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS ON FEBRUARY 15TH, 2011.

INTRODUCTION AND FIRST READING
JANUARY 18TH, 2011.

SECOND AND FINAL READING
FEBRUARY 15TH 2011:

ATTEST:


Jerry Johnson, Mayor


Molly Taylor, City Secretary

APPROVED TO TEXT AND FORM:


Rod Ponton, City Attorney

(B) BUILDING MUST HAVE AN OUTSIDE AESTHETIC COVER THAT IS COMPATIBLE TO THE BUILDINGS WITHIN THE HISTORICAL DISTRICT; EXAMPLES ARE ADOBE, STUCCO, ROCK, WOOD AND BRICK.

(C) METAL BUILDINGS MUST HAVE AN EXTERIOR FINISH THAT IS COMPATIBLE TO THE HISTORICAL BUILDINGS WITHIN THE HISTORICAL DISTRICT.

(D) INDUSTRIALIZED HOMES IN RESIDENTIAL ZONING DISTRICT SHALL MEET ALL THE REQUIREMENTS OF THE DISTRICT IN WHICH THE INDUSTRIALIZED HOME IS LOCATED.

(E) HAVE A VALUE EQUAL TO OR GREATER THAN THE MEDIAN TAXABLE VALUE FOR EACH SINGLE-FAMILY DWELLING LOCATED WITHIN FIVE HUNDRED FEET (500') OF THE LOT ON WHICH THE INDUSTRIALIZED HOUSING IS PROPOSED TO BE LOCATED AS DETERMINED BY THE MOST RECENT CERTIFIED TAX APPRAISAL FOR BREWSTER COUNTY.

(F) HAVE EXTERIOR SIDING, ROOFING PITCH, FOUNDATION FASCIA, AND FENESTRATION COMPATIBLE WITH ANY SINGLE-FAMILY DWELLING LOCATED WITHIN FIVE HUNDRED FEET (500') OF THE LOT ON WHICH THE INDUSTRIALIZED HOUSING IS PROPOSED TO BE LOCATED.

(G) COMPLY WITH AESTHETIC STANDARDS, BUILDING SETBACKS, SIDE AND REAR YARD OFFSETS, SUBDIVISION STANDARDS, ARCHITECTURAL LANDSCAPING, SQUARE FOOTAGE, AND OTHER SITE REQUIREMENTS APPLICABLE TO SINGLE-FAMILY DWELLINGS IN THE ZONING DISTRICT IN WHICH THE INDUSTRIALIZED HOME IS LOCATED.

(H) BE SECURELY AFFIXED TO A PERMANENT FOUNDATION.


4. ALL SIGNS AND BILLBOARDS WITHIN THE HISTORICAL DISTRICT MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION BEFORE A BUILDING PERMIT IS ISSUED. THE BUILDING OFFICIAL WILL PREPARE THE DOCUMENTATION AND PRESENT IT TO THE COMMISSION. HE SHALL BRING THE DRAWINGS AND SPECS OF EACH INDIVIDUAL SIGN OR BILLBOARD.

PASSED BY A TWO THIRDS MAJORITY OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS ON FEBRUARY 15TH, 2011.

INTRODUCTION AND FIRST READING
JANUARY 18TH, 2011.

SECOND AND FINAL READING
FEBRUARY 15TH 2011.

ATTEST:


Jerry Johnson, Mayor

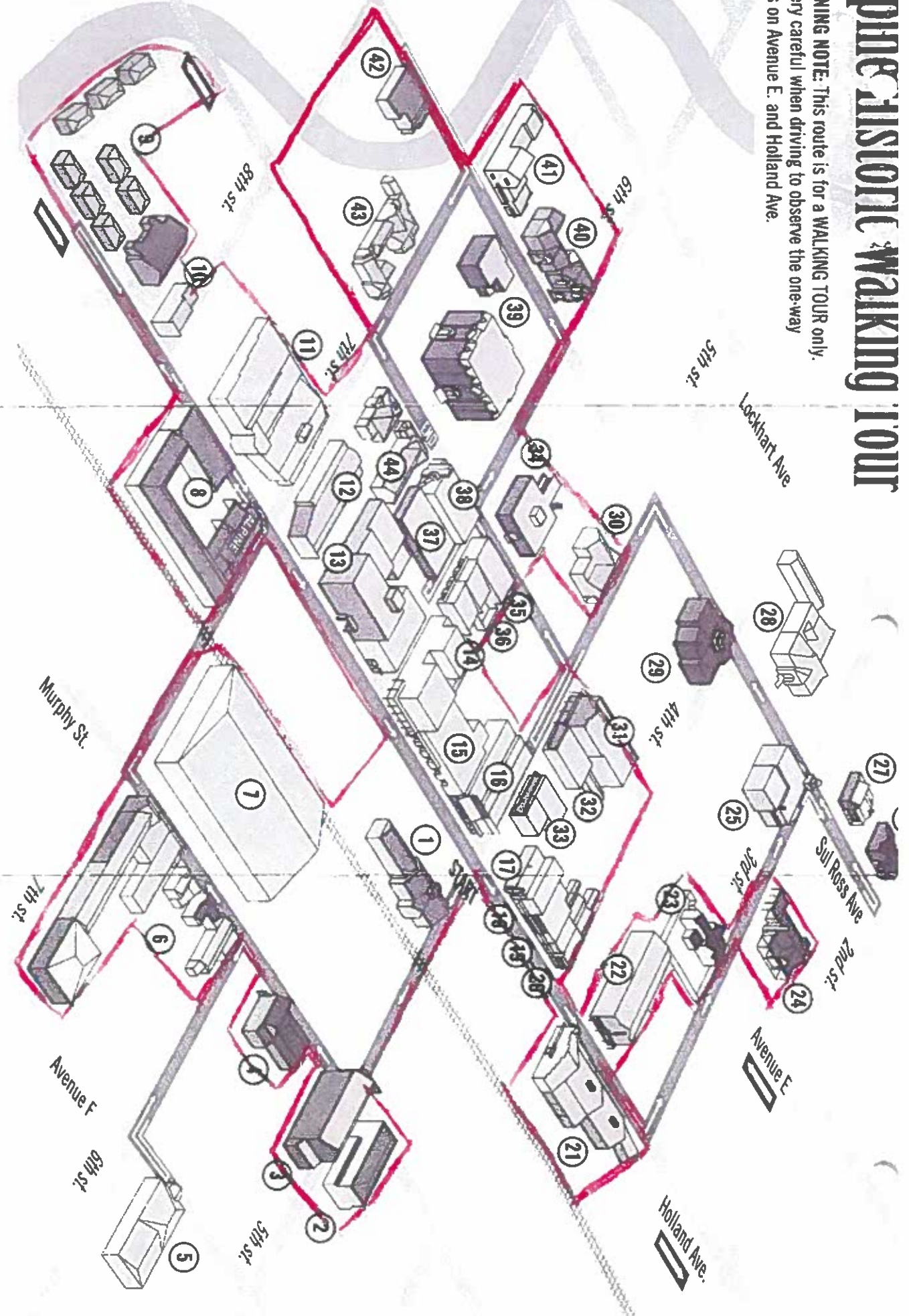

Molly Taylor, City Secretary

APPROVED TO TEXT AND FORM:

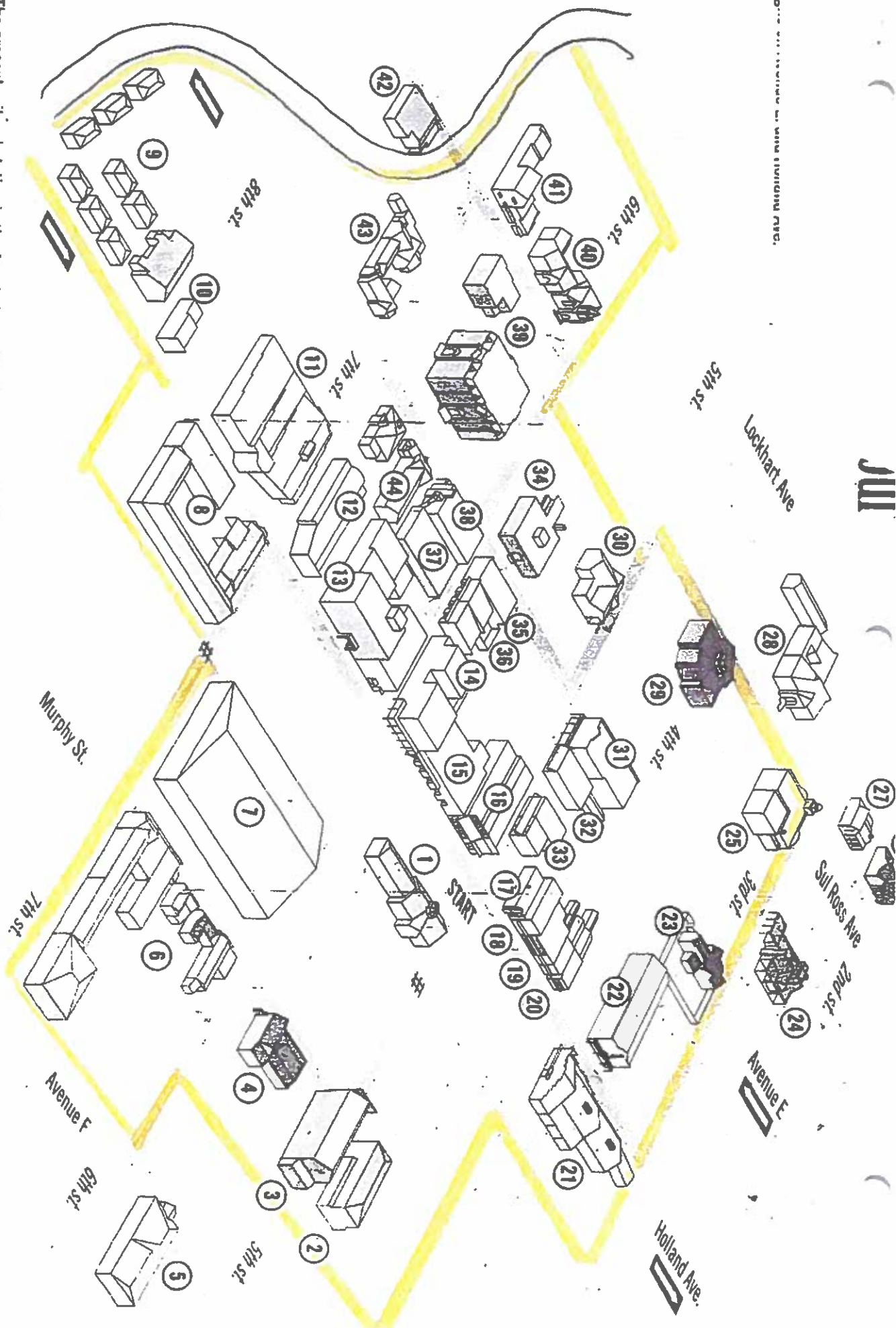

Rod Ponton, City Attorney

ALPINE HISTORIC WALKING TOUR

WARNING NOTE: This route is for a WALKING TOUR only. Be very careful when driving to observe the one-way signs on Avenue E. and Holland Ave.

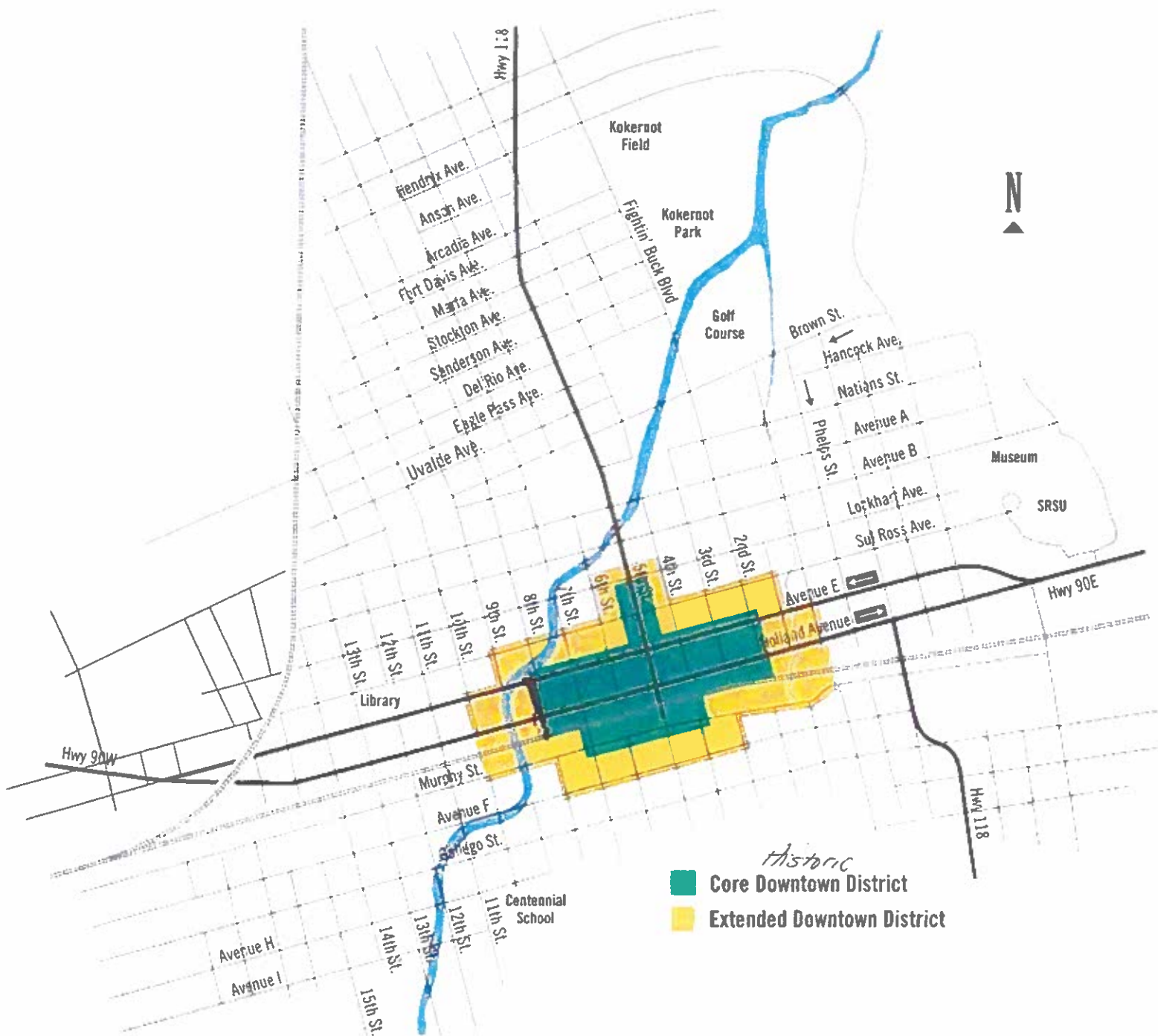


--- 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' ---

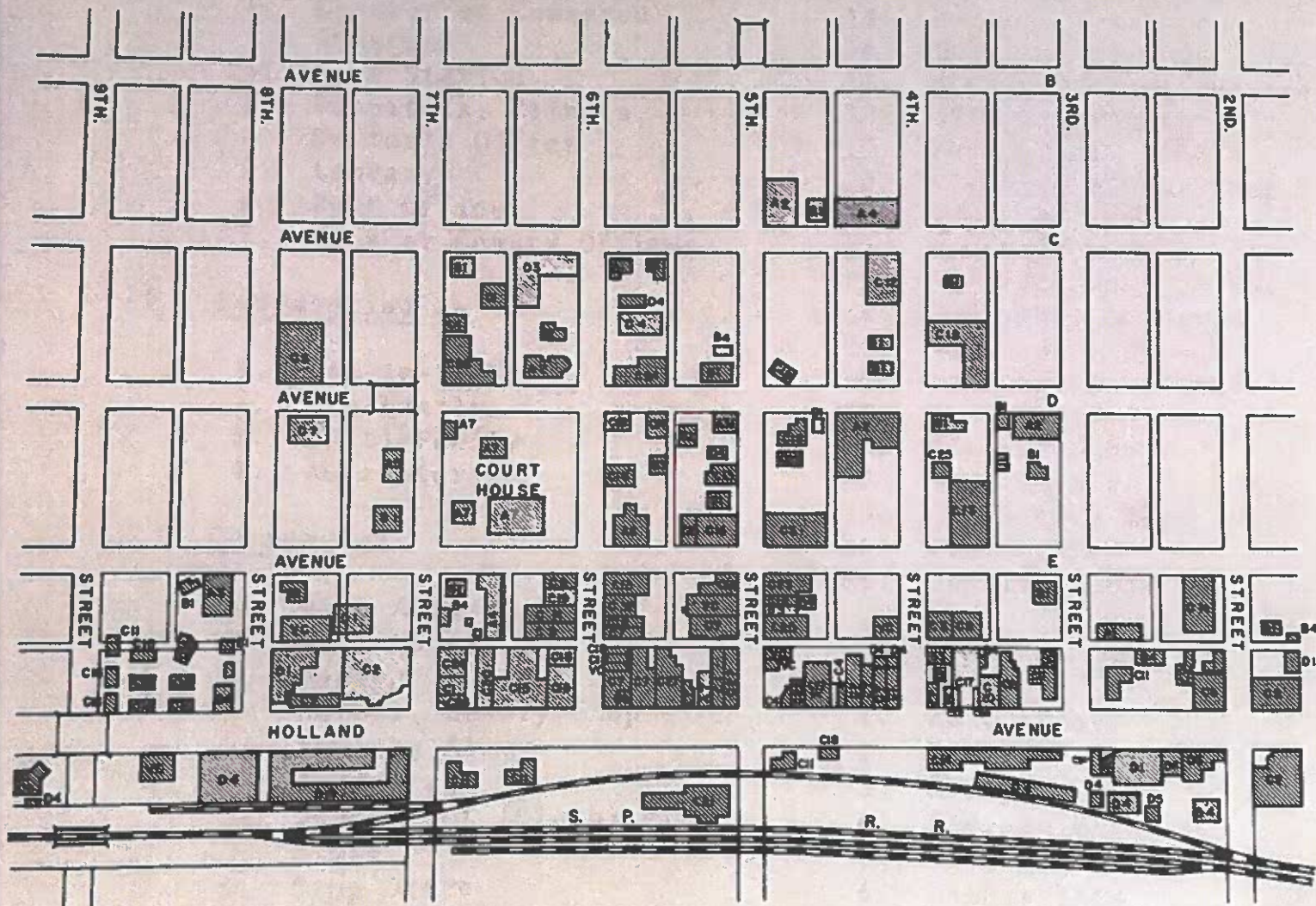


1 The present railroad station is at the corner of 8th St. & Avenue F.

*Planned
development*



CENTRAL BUSINESS DISTRICT MAP



PREPARED THROUGH THE COOPERATION
OF THE
TEXAS STATE DEPARTMENT OF HEALTH

The preparation of this document was originally
aided through a Federal Grant from the Depart-
ment of Health and is now being prepared under the
Urban Planning Assistance Program authorized
by Section 101 of the Housing Act of 1954,
as amended.

THE CITY OF ALPINE BREWSTER COUNTY, TEXAS A MASTER PLAN

FOR
FUTURE DEVELOPMENT
SHOWING

CENTRAL BUSINESS DISTRICT

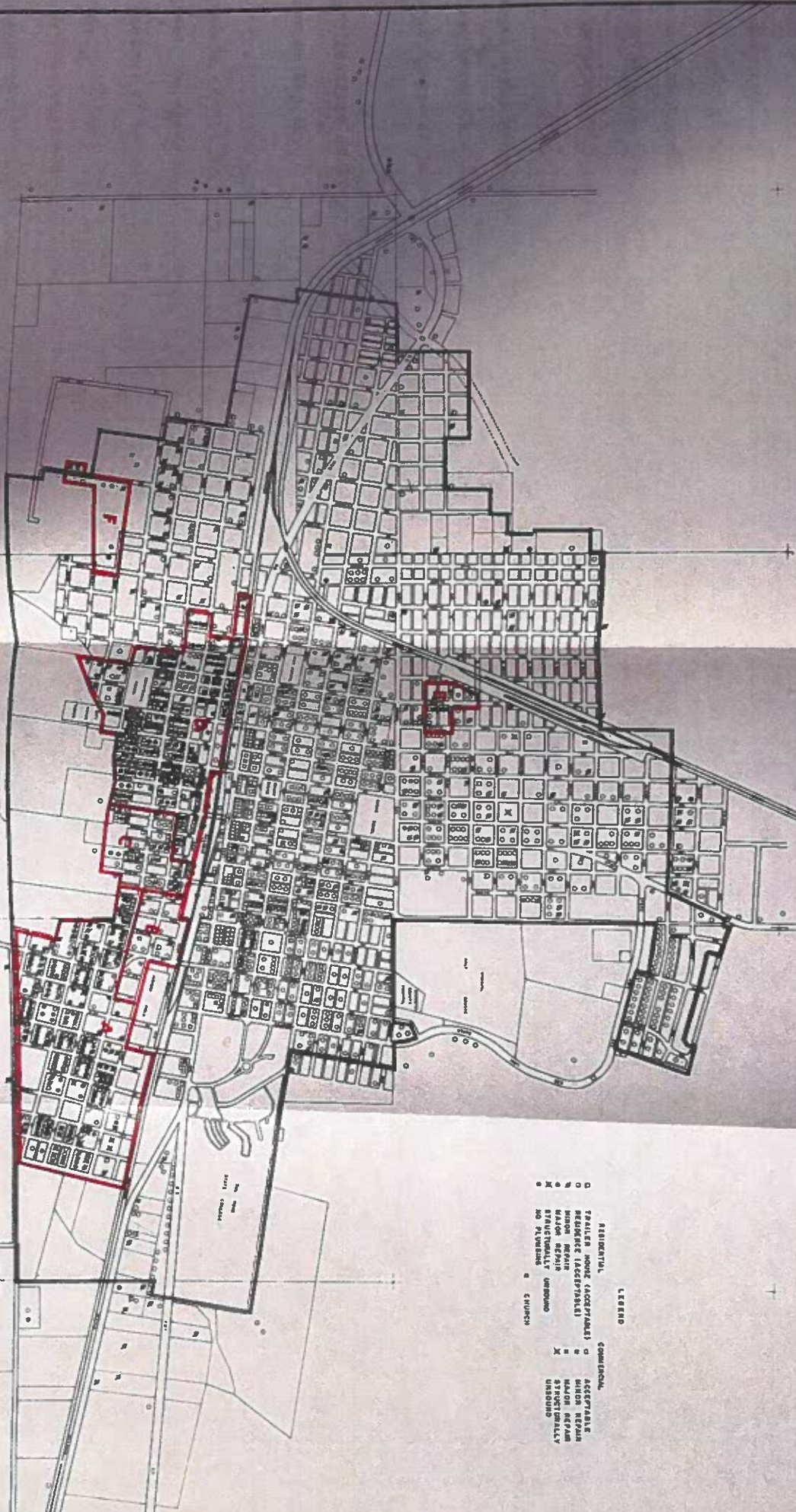
Prepared by
KENNETH E. EDMOND & ASSOCIATES
Consulting Engineers
Odessa, Texas
1964

BUILDING

CONDITION

SURVEY

- LEGEND**
- | | |
|--|---|
| RESIDENTIAL | COMMERCIAL |
| <ul style="list-style-type: none"> ○ TRAILER HOME (ACCEPTABLE) ○ TRAILER HOME (REPAIR REQUIRED) ○ TRAILER HOME (STRUCTURALLY UNSOUND) ○ TRAILER HOME (NO PLUMBING) ○ CHURCH | <ul style="list-style-type: none"> ○ ACCEPTABLE ○ REPAIR REQUIRED ○ STRUCTURALLY UNSOUND |



THE CITY OF ALPINE
BREWSTER COUNTY, TEXAS
A MASTER PLAN

BUILDING CONDITION SURVEY

Prepared by:
G. L. BARNETT & ASSOCIATES
Alpine, Texas

ZONING MAP



LEONARD



THE CITY OF A
BREWSTER NTY,
A MASTER P

ZONING

MEM

ALPINE CENTRAL BUSINESS DISTRICT

CODE FOR BUILDING USE MAP

A. Public or Semi-Public

1. Chamber of Commerce
2. Churches
3. Fire Station
4. Hospitals, Clinics,
Doctor's Office
5. Library
6. Post Office
7. City or County Offices

B. Residential

1. Single-Family
2. Two-Family
3. Multi-Family
4. Auto Storage

C. Commercial

1. Auto Accessories
2. Auto Sales
3. Bank
4. Barber, Beauty Shop
5. Bowling Alley
6. Restaurant
7. Department (clothing)
Store
8. Drug Store
9. Dry Cleaner
10. Leather Shop
11. Service Station
12. Frozen Food Locker
13. Grocery Store
14. Furniture, Appliances,
Hardware Store

C. Commercial (continued)

15. Hotel
16. Motel
17. Motion Picture Theatre
18. Office Building
19. Photography Studio
20. Plumbing Repair Shop
21. Railroad Depot
22. Recreation Hall
23. Electric Service Co.
24. Telephone Exchange
25. Television Repair
26. Real Estate Office
27. Variety Store
28. Funeral Home
29. Shoe Repair
30. Upholstery Shop
31. Flower Shop
32. Jewelry Store

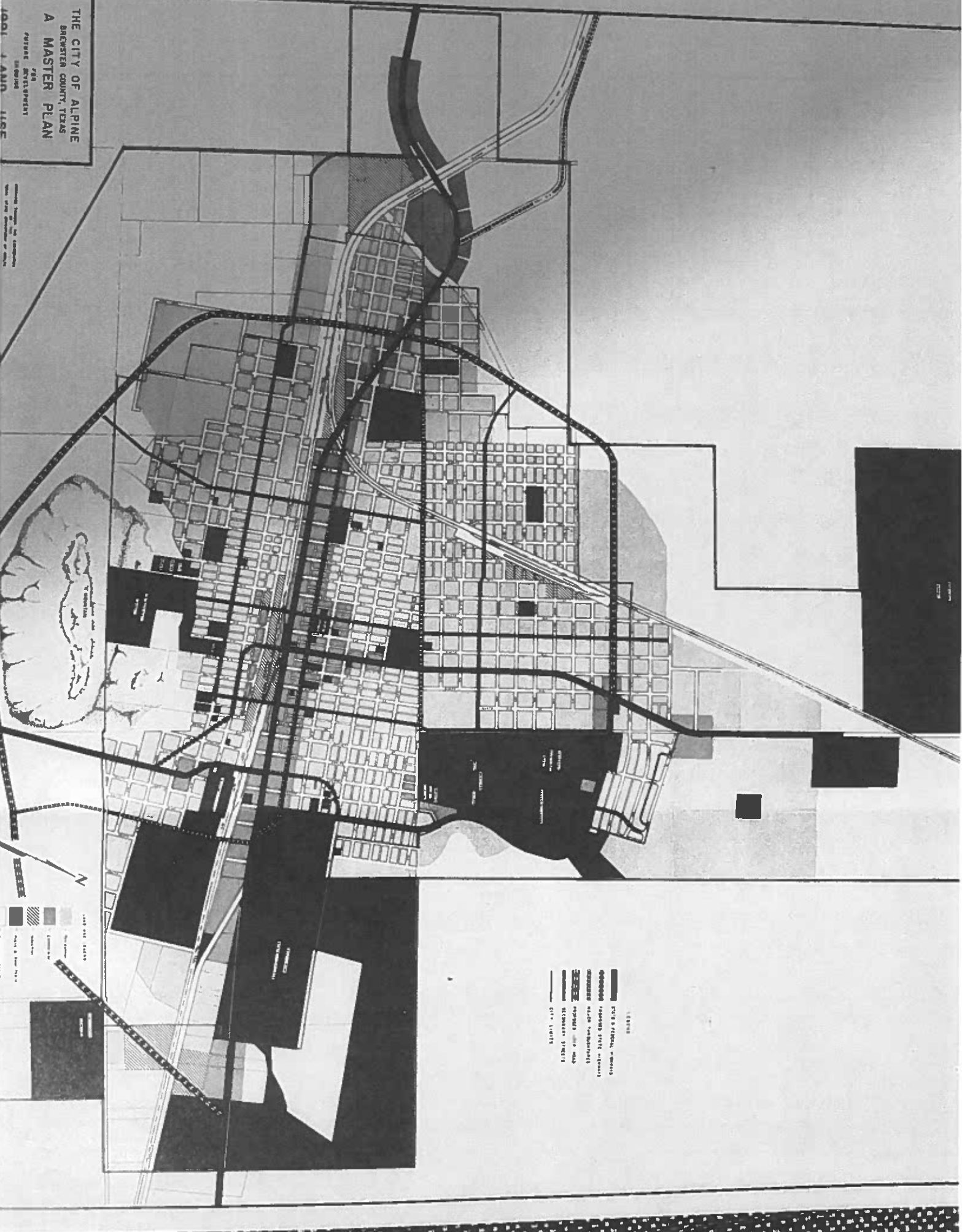
D. Industrial

1. Auto Repair
2. Butane Retail
3. Newspaper
4. Storage Building
5. Storage Tank
6. Lumber Yard
7. Welding Shop

NOTE: A "VC" indicates a vacant building.

THE CITY OF ALPINE
 BREWSTER COUNTY, TEXAS
 A MASTER PLAN
 FOR
 FUTURE DEVELOPMENT
 IN 1960

Planning Commission
 City of Alpine
 1960



- LEGEND
- Proposed Freeway
 - Proposed Highway
 - Proposed Waterway
 - Proposed Airport
 - Proposed City Limits

LAND USE ZONES

- Residential
- Commercial
- Industrial
- Public Use
- Unimproved

STATE OF TEXAS
CITY OF ALPINE

COUNTY OF BREWSTER

ORDINANCE 2022-XX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING THE ALPINE CODE OF ORDINANCES; ESTABLISHING CHAPTER 9 – ANNEXATION; ADOPTING AN ORDINANCE PROVIDING FOR ADDITIONAL ANNEXATION REQUIREMENTS IN ADDITION TO THOSE PRESCRIBED BY STATE LAW.

WHEREAS, the City Council of the City of Alpine has a legislative duty to its constituents to increase transparency and take action regarding feedback received from the public; and

WHEREAS, some residents of Alpine have expressed the desire for increased notification to surrounding property owners when potential annexations are being considered by the City Council; and

WHEREAS, in accordance with the City Charter, all annexations by the City shall be undertaken in strict compliance with State law, including Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City Council desires to add an additional requirement that neighbors within 200 feet of a potential annexation site be notified by regular USPS mail that an annexation will be considered by the City Council; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to establish a Chapter in the Alpine Code of Ordinances concerning annexations and the additional neighbor notice requirement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

**SECTION I
FINDINGS OF FACT**

The Alpine Code of Ordinances is hereby amended to reflect the changes hereto attached as Exhibit “A.” The premises attached as Exhibit “A” are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated herein as findings of fact.

**SECTION II
INCLUSION IN THE CODE OF ORDINANCES**

The provisions of this ordinance shall become and be made a part of the Code of Ordinances of Alpine, Texas. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate word. The codifier of the City is empowered to make amendments to match the style of the existing code.

**SECTION III
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed

SECTION IV

SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

SECTION V PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION VI EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND ADOPTED THIS 3rd DAY OF JANUARY 2023 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

DECEMBER 6, 2022

SECOND AND FINAL READING

JANUARY 3, 2023

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

Rod Ponton, City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

Additions are highlighted in Yellow and Underlined. Omissions appear in Red Strikethrough Text. Previous Editor's notes and codification references are Italicized in Blue and will be retained by the codifier at the relevant provisions' new location within the Code. Codification references added by the City are highlighted in blue.

CHAPTER 9. ANNEXATION.

Sec. 9-1. In General.

In accordance with the Alpine City Charter, all annexations by the City, whether by action of the City Council or by petition shall be undertaken in strict compliance with State law, including Chapter 43 of the Texas Local Government Code.

Sec. 9-2. Disannexation.

Disannexation procedures shall be followed in compliance with the Alpine City Charter and State Law, including Chapter 43 of the Texas Local Government Code.

Sec. 9-1. Neighbor Notice.

In addition to the requirements prescribed in Chapter 43 of the Texas Local Government Code, the City shall send notice by United States Postal Service regular mail to property owners within 200 feet of a property that will be considered for annexation by the City Council. Said notices must be sent to property owners within 200 feet at least 10 days prior to the second and final public hearing.